

# 55 Gerrard Street

Marsh, Lancaster, Lancashire, LA1 5LZ

# £120,000

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Welcome to Gerrard Street, a well presented three bedroom home which is ready to move in to.

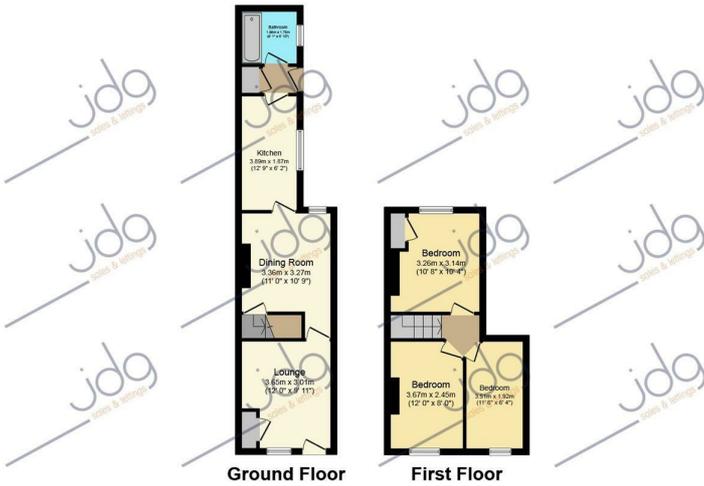
Located less than half a mile from Lancaster City Centre, this is a perfect home for first time buyers or investors.

## A brief description

Welcome to Gerrard Street. This lovely mid terrace home offers two separate reception rooms with the main living room to the front of the home, whilst the dining room is to the rear. Just off the dining room you will find the kitchen and beyond this the modern bathroom.

On the first floor you will find three spacious bedrooms. Two of the bedrooms are doubles and the third is a large single.

The pleasant rear yard is accessed from a UPVC DG door leading off the kitchen.



Ground Floor

First Floor

Total floor area 66.0 sq. m. (710 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBOX

## Key Features

- 3 bed mid terrace home
- Fantastic location
- Walking distance to the train station, the city centre & riverside walks
- Perfect first home or BTL investment
- 3 Bedrooms (2 are generous doubles)
- DG and GCH
- Private rear yard

## Where is Gerrard Street

Gerrard Street is located less than half a mile from the city centre.

There are shops and a bus stop less than a 5 min walk from the property. The train station and bus station are also a very short walk away for those who commute. Local primary schools and secondary schools are close by for those who have young children.

The city centre offers an array of shops and amenities including restaurants, bars and high street stores. There's even an Aldi supermarket too!

This home is in easy walking distance to lovely rural walks by the River Lune and the canal which can be accessed through Millenium Park. There is even a walking/cycling track to Glasson Dock.





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## Step inside

As you enter the UPVC DG front door, pause for a moment and take in the wonderful view from this homes elevated position.

As you step inside you enter the modern and stylishly decorated lounge.

## The ground floor

The lounge is bright and airy, with plenty of natural light from the large DG window to the front of the property. The decor is modern with stylish tones of white and grey. An electric fire sits against the feature brick fireplace.

Beyond the lounge you enter the dining room. This space is flexible and could also be used as a second sitting room. The large window makes this a bright and airy space. The stairs to the first floor are behind a door to the left and the kitchen is accessed at the rear of the dining room. A handy under stairs storage cupboard is the perfect place for the Hoover and ironing board.

The kitchen offers ample storage and work top space. Oak effect doors and flooring are complemented by white worktops and splash back tiling. The boiler is located neatly in the corner.

As you leave the kitchen you'll find a further storage cupboard on your left and the UPVC DG door leading out to the rear yard.

The modern white 3 piece bathroom suite was fitted in 2016. The bathroom is fully tiled in white with a feature border and the shower over the bath runs off the boiler.

## The first floor

Take the stairs up from the dining room which lead to the three bedrooms located on the first floor.

Two of the bedrooms are to the front of the home, comprising of a double and a single. Both rooms are well proportioned with neutral decoration.

Bedroom three is to the rear. This spacious master bedroom is a great sized double and has a lovely relaxing feel from the calming shades of blue.

There are fitted wardrobes to the right of the chimney breast and the window offers fantastic views of the city and hills beyond.

## What we like

*From its elevated position we love the magnificent views, both as you step out of the front door and from the first floor. The location is excellent too, close to the city centre and the train station and lovely river side walks.*



## Outside space



The private rear yard is the perfect spot for your table and chairs. A pretty decked seating area is the perfect place to enjoy the summer sunshine, surrounded by colourful planters and honeysuckle climbing the trellis on the wall.

Access from the front of the home is gained through the gated passage to the right of the front door.

You'll find ample street parking outside the property.



## Extra Information

- The Ideal Logic Plus condensing gas combination boiler was installed in 2016 and serviced in August 2020
- The home is council tax band A
- There is no onward chain
- Bathroom fitted 2016

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